



AGENDA

Projects and Procurement Committee Meeting Tuesday, 12 May 2026

Date Tuesday, 12 May 2026

Time 11:30 am

Location Council Chambers
Timaru District Council
King George Place
Timaru

File Reference 1841989

Timaru District Council

Notice is hereby given that a meeting of the Projects and Procurement Committee will be held in the Council Chambers, Timaru District Council, King George Place, Timaru, on Tuesday 12 May 2026, at 11:30 am.

Projects and Procurement Committee Members

Clrs Stacey Scott (Chairperson), Stu Piddington, Graeme Wilson, Owen Jackson, Peter Burt, Chris Thomas and Mayor Nigel Bowen

Quorum – no less than 4 members

Local Authorities (Members' Interests) Act 1968

Committee members are reminded that if you have a pecuniary interest in any item on the agenda, then you must declare this interest and refrain from discussing or voting on this item, and are advised to withdraw from the meeting table.

Nigel Trainor
Chief Executive

Order Of Business

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- 1 Apologies**
- 2 Identification of Items of Urgent Business**
- 3 Identification of Matters of a Minor Nature**
- 4 Declaration of Conflicts of Interest**

5 Reports

5.1 Project Fundraising Groups - Verbal Update

Author: Meghan Taylor, Acting Democracy Services Lead

Authoriser: Stephen Doran, General Manager Corporate

Recommendation

That the Projects and Procurement Committee receive and note any verbal updates provided by project fundraising groups.

Purpose of Report

- 1 The purpose of this report is to provide an opportunity for project fundraising groups to present a brief verbal update to the projects and Procurement Committee on fundraising progress, if they wish.
- 2 This report does not seek any decisions and is for information only.

Assessment of Significance

- 3 This matter is assessed as very low significance, as no decisions, funding approvals, or policy direction are being sought. No community engagement is required.

Discussion

- 4 Project fundraising groups may, at the chairpersons discretion, provide a short verbal update covering matters such as fundraising progress, upcoming activities, or key milestones. Members may ask clarifying questions if appropriate.
- 5 No written material is required as this is a verbal update, and groups are not obligated to present.

Attachments

Nil

5.2 Actions Register Update

Author: Meghan Taylor, Acting Democracy Services Lead

Authoriser: Stephen Doran, General Manager Corporate

Recommendation

That the Projects and Procurement Committee receives and notes the updates to the Actions Register.

Purpose of Report

- 1 The purpose of this report is to provide the Projects and Procurement Committee with an update on the status of the action requests raised by Councillors at previous Committee meetings.

Assessment of Significance

- 2 This matter is assessed to be of low significance under the Council's Significance and Engagement Policy as there is no impact on the service provision, no decision to transfer ownership or control of a strategic asset to or from Council, and no deviation from the Long Term Plan.

Discussion

- 3 The actions register is a record of actions requested by Councillors. It includes a status and comments section to update the Projects and Procurement Committee on the progress of each item.
- 4 There is currently one item on the actions register.
- 5 No items are marked as ongoing.
- 6 No items are marked as completed, and proposed to be marked as removed at the next meeting.
- 7 One item is marked as removed and will be taken off the list at the next meeting.

Attachments

1. **Project and Procurement Committee Actions Required**  

Information Requested from Councillors (Projects and Procurement Committee)

Key ■ = Completed, for removal ■ = 60+ Days ■ = 90+ Days ■ = Removed

Information Requested	Aigantighe House Gallery – Full and final report		
Date Raised	19 November 2024	Status	Complete
Issue Owner	General Manager Gallery Libraries Archives and Museum	Completed Date	March 2026
<p>Taken from the minutes from 19 November 2024 ‘8.3 Aigantighe House Gallery Seismic Upgrade October 2024’: “The intention was the final invoice would be received this month, and once that is processed, and full report will be presented with variations noted.”</p> <p>18 February 2025 Update: The Chairperson noted that in the minutes from 19 November 2024 under ‘8.3 Aigantighe House Gallery Seismic Upgrade October 2024’ it was recorded in the minutes: “The intention was the final invoice would be received this month, and once that is processed, and full report will be presented with variations noted.” and could this also be added to the Actions Register.</p> <p>9 April 2025 Update: The full and final report will be presented once the lift and toilets are completed. There is a \$25,000 discrepancy between what was budgeted for the lift and the quote received. Officers are exploring options to reduce this. There is no further update.</p> <p>5 June 2025 Update: This report will be presented to the committee following completion of the project.</p> <p>13 August 2025 Update: The House Gallery will be closed from 18 July 2025 to allow accessibility-related works to be carried out, to ensure there will be less disruptions during the installation of the lift in November. The House Gallery will open again for ARTARAMA on 15 September 2025.</p> <p>Update: 19 August 2025: The lift and HVAC system is still work in progress and as a new project manager has come into the project, new issues have come to light regarding the installations, meaning that the timeline has been extended. The house gallery will not be opening in September and Artarama is now being moved to an offsite venue</p> <p>24 November 2025: This action was moved from the previous Community Services Committee Action Register to the Projects and Procurement Committee Action Register</p> <p>March 2026 Update: Per Cllr Scott’s request from the 10 February 2026 meeting, a final report will be presented to the Projects and Procurement Committee at the 14 April 2026 meeting. This action is complete and can now be closed.</p>			

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5.3 Migration to Civica Altitude Project Status Report - April 2026

Author: Sam Esterhuysen, Continuous Improvement Business Partner

Authoriser: Justin Bagust, Chief Information Officer

Recommendation

That the Projects and Procurement Committee receive and note the Migration to Civica Altitude Project Status Report.

Purpose of Report

- 1 The purpose of this report is to provide the Committee with a Project status report on the migration to Civica Altitude project.

Assessment of Significance

- 2 The significance of this matter, when considered against the criteria of Councils Significance and Engagement Policy, is low.

Background

- 3 The Projects and Procurement Committee have requested an update on the Migration to Civica Altitude project. A current dashboard report has been attached, and similar dashboard updates will be presented at each subsequent Projects & Procurement Committee meeting to keep elected members informed on the project's progress.

Discussion

- 4 The project for the Altitude Upgrade and Citizen Central is progressing as scheduled with timelines and the project plan confirmed.
- 5 There have been no significant updates, changes, or developments since the previous report dated 14 April 2026; however, minor updates have been made to the report.

Attachments

1. **Projects and Procurement Committee Report Migration to Civica Altitude Project Status Report - April 2026 12 May 2026** [↓](#) 

5.3 Migration to Civica Altitude Project Status Report - April 2026**Author:** Sam Esterhuysen, Continuous Improvement Business Partner**Authoriser:** Justin Bagust, Chief Information Officer**Recommendation**

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Background

- 3 The Projects and Procurement Committee have requested an update on the Migration to Civica Altitude project. A current dashboard report has been attached, and similar dashboard updates will be presented at each subsequent Projects & Procurement Committee meeting to keep elected members informed on the project's progress.

Discussion

- 4 The project for the Altitude Upgrade and Citizen Central is progressing as scheduled with timelines and the project plan confirmed.
- 5 There have been no significant updates, changes, or developments since the previous report dated 14 April 2026; however, minor updates have been made to the report.

Attachments

1. **Projects and Procurement Committee Report Migration to Civica Altitude Project Status Report - April 2026 12 May 2026**

5.4 Theatre Royal and Museum Project Update - April 2026

Author: Paul Haggath, Project Director

Authoriser: Paul Cooper, General Manager Regulatory Development and Growth

Recommendation

That the Projects and Procurement Committee:

1. Receive and note the Theatre Royal and Museum Project Update – April 2026 report.

Purpose of Report

- 1 The purpose of this report is to update the Projects and Procurement Committee as to the status of the Theatre Royal and Museum project in a public forum.

Assessment of Significance

- 2 The significance of this matter, when considered against the criteria of Councils Significance and Engagement Policy, is low.

Discussion

Project Status

- 3 The project remains on target, both in programme and budget terms. Museum precast walls construction is underway. Foundation and strengthening works are ongoing in the theatre. Back of House and Front of House extensions will commence over next period.
- 4 Refer to the attached Project Director's report for full details.

Critical Risks

- 5 Refer to Project Director's report for risk assessment. Critical emerging risks are as below.
- 6 Global disruption due to the Middle East conflict is an emerging risk, specifically risks associated with increased fuel prices and potential restrictions to supply and availability. Currently this is not affecting the project, though the construction sector is aware of this as an emerging risk across the industry and (as happened during the COVID crisis) is issuing advice and guidance notices as to how these risks should be addressed.
- 7 A further risk emerging from the Middle East conflict is shipping disruptions. The team is reviewing all materials to identify those which will require long distance shipping. The highest risk items are lifts (Schindler) and the building's cladding system (Equitone). Both must be procured from Europe; early orders are being placed to mitigate potential shipping delays.

Budget

- 8 The project remains on budget – refer to detailed Project Director's report for full details.

Theatre Manager

- 9 A new theatre manager has been engaged and will be commencing in May 2026.

Attachments

1. Theatre Royal Project Directors PSG Report #16 end April 2026 [↓](#) 



THEATRE ROYAL & MUSEUM



PROJECT STEERING GROUP REPORT #15.

END OF APRIL 2026

PREPARED BY: PAUL HAGGATH

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EXECUTIVE SUMMARY (DASHBOARD REPORT)



TIMARU DISTRICT COUNCIL
THEATRE ROYAL AND MUSEUM

MONTHLY REPORT: PERIOD : Apr-26
 SUBMITTED BY: Paul Haggath
 DATE: 30-Apr-26

Portfolio	Local Authority
Programme	Property
Project	Timaru Theatre Royal and Museum
High Level Scope	Structural Strengthening and refurbishment of heritage theatre and construction of new museum.

This Reporting Period	November 2025
Project Start Date	1-Dec-24
Portfolio #	Local Authority
Program #	Leisure
Project Name / ID #	Enter Proj Name / ID #
Project Director	Paul Haggath
Project Manager	Paula Ryan
Financial Period End (month prior to Reporting Period)	31-Mar-26
Fiscal Period	Q3
Financial Year	2026-2027

1.1 Programme Update Summary Status GREEN

Key Achievements this period:

- Museum precast walls under construction
- Foundations concreted in theatre auditorium
- Underpinning of Stagehouse foundations underway
- Foundation excavation underway Boh and Foh theatre
- Fabrication underway for museum and Theatre Boh precast panels and structural steel

1.8 Financial Summary Status AMBER

- Project forecast remains on budget - refer finance section of Project Director's Report and QS Cost Report Summary
- Cumulative expenditure to end Mar 26 shows as \$6,325,192.
- Current forecasts show a contingency of \$2,700,000.
- \$1.37m has now been received from MBIE funding

1.2 Health, Safety & Environment: Status GREEN

- 3 incidents to report this period - 2 near misses, 1 first aid injury
- Site is very busy and congested as excavations are progressed for the museum foundations and the theatre auditorium floor and stage area.
- Care is being taken to ensure there are no health and safety conflicts between work areas

Period	Incidents	LTI (LTFR)	Medical Treatment	Near Misses	Environmental
	0	0	1	2	0
Total	0	0	1	2	0

1.3 Environmental and Heritage Status AMBER

Key achievements/outcomes

- Long-term direction still needed re the future of the Chinese Gardens Restaurant remaining buildings.

1.4 Quality Status GREEN

Key achievements/outcomes

- QA and monitoring of works will be essential to ensure compliance and signoff of foundations, underpinning and all excavations
- Traffic Management Plan in place, including lane closures on Barnard St from time to time
- Shop drawings completed for precast panels and steel, with fabrication underway.

1.5 Communications / stakeholder engagement Status GREEN

Key achievements/outcomes

- Rachel Leitch is managing communications, erection of signboards, press and media releases, and regular website updates. Website is live as of end Jan 26

1.6 Procurement Status GREEN

Key issues/priorities

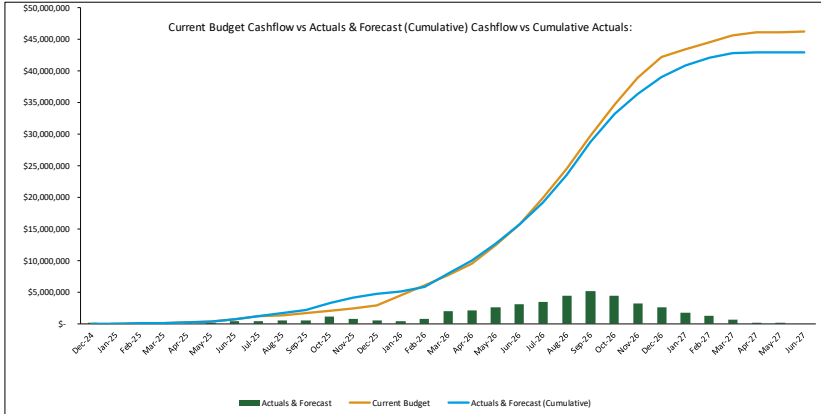
- Hawkins are being encouraged to make sure local suppliers and contractors are afforded opportunity to tender for work.
- Museum Exhibition Fit Out - design is progressing - procurement strategy to be developed for all items once design is completed.
- Only contract still to appoint stage curtains - quote received from John Herber of Kaiapoi and will be formalised in next period
- TDC has made an offer to a new theatre manager which has been accepted - commencement date May 2026

1.9 Key Risks Status AMBER

Underpinning to the stagehouse is underway, and represents a high-risk activity.
Unknown conditions - in any heritage building it is expected that unknown conditions will be encountered and need to be addressed and rectified.
Embankment and excavation stability - appropriate measures being taken to stabilise, especially in wet weather
Programme risk - Stagehouse underpinning currently 1-2 weeks behind programme. Remainder of project running to schedule.
Global disruption due to the Middle East conflict is an emerging risk, specifically risks associated with increased fuel prices and potential restrictions.
Risk emerging from the Middle East conflict is shipping disruptions. The team is reviewing all materials to identify those which will require long distance

1.7 Programme Delivery Status GREEN

Architect Appointment - finalise engagement	Baseline Finish	Forecast/Actual Finish	% completion	Finish Variance
Architect Appointment - finalise engagement	1/04/2025	1/04/2025	100%	0 days
Design team appointment	1/05/2025	1/10/2025	100%	153 days
Clearance Contract (mould and asbestos)	30/04/2025	28/02/2025	100%	-61 days
Civil works design	30/06/2025	30/06/2025	100%	0 days
Demolition Contract	31/08/2025	31/08/2025	100%	0 days
Resource Consent (Civil Works)	18/08/2025	31/08/2025	100%	13 days
Building Consent (Civil Works)	18/08/2025	15/09/2025	100%	28 days
Civil Works Contract complete	20/12/2025	12/02/2026	100%	54 days
Preliminary Design (Theatre and Laneway)	30/06/2025	30/06/2025	100%	0 days
Preliminary Design (Museum)	7/07/2025	14/07/2025	100%	7 days
Theatre Developed/ Detailed Design	31/10/2025	31/10/2025	100%	0 days
Museum Exhibition Concept Design and "Hard elements" detailed	31/10/2025	31/10/2025	100%	0 days
Museum / Laneway Developed/ Detailed Design	30/11/2025	14/11/2025	100%	-16 days
Building Consent (Main Works) approved	20/12/2025	20/12/2025	100%	0 days
Theatre and Museum Construction Contract Award	13/01/2026	27/01/2026	100%	14 days
Building Consent (Museum) approved	31/01/2026	28/02/2026	100%	28 days
Museum / Laneway Construction Contract Award	13/01/2026	27/01/2026	100%	14 days
Theatre Specialist Fitout commenced	6/01/2027	6/01/2027	0%	0 days
Museum Exhibition Fit out commenced	1/10/2026	1/10/2026	0%	0 days
Project Completion	28/03/2027	28/03/2027	0%	0 days



The chart shows cumulative cashflow from Dec-24 to Jun-27. The Y-axis ranges from \$0 to \$50,000,000. The X-axis shows months from Dec-24 to Jun-27. The 'Current Budget' (orange line) and 'Actuals & Forecast (Cumulative)' (blue line) are nearly identical, showing a steady increase in cumulative cashflow over time. The 'Actuals & Forecast' (green bars) represent monthly cashflow, which is relatively low and stable compared to the cumulative total.

Section 2 - Programme Risks and Issues

ATTACHMENT 1

PROJECT DIRECTOR'S MONTHLY REPORT - APRIL 2026

HEALTH, SAFETY & ENVIRONMENT

There have been two reportable near misses and one first aid injury over the past period:

1. Incorrectly tagged scaffold (near miss)
2. Underpinning to Stagehouse proceeding ahead of approved documentation (near miss)
3. Panel truck driver fall from truck deck (first aid injury).

All of the above have been reported within Hawkins H&S management processes.

The site continues to be very busy and congested as precast walls are erected for the museum and work progresses internally to the theatre auditorium floor and stage area.

Exclusion zones have been established around the site to separate personnel from plant and lifting activities.

Daily start-up meetings and regular toolbox talks are now established and working well.

CONTRACT AND PROCUREMENT STATUS

Civil Works Contract - complete.

Main Contract

Works are underway on multiple work fronts, including:

- Theatre Stagehouse foundations.
- Theatre Auditorium sub-floor and foundations
- Museum precast walls
- Stafford St facade
- Off-site fabrication of precast concrete panels and structural steel .

Procurement

Refer to Appendix 3 for status of procurement and engagements.

The main contractor is still in the process of procuring remaining trades and ensuring opportunities are afforded to locals where possible.

Additionally, other local suppliers engaged for ancillary / discrete work packages include 360 cranes, Hirepool, Dimeo and Mitre 10 Timaru.

Museum Exhibition Fit Out

Detailed design packages for museum fit out have been completed. Work packages are being produced for release to tender, including cabinetry, glass, audio-visual, graphics and storyboarding, lighting and specialist equipment and displays. Tenders will be released through May 2026.

Theatre Manager

A theatre manager has been appointed, with their commencement date expected in May 2026

DESIGN STATUS REVIEW

Theatre and Museum

The detailed design for the theatre and museum are complete and under construction.

Minor amendments to structural foundation and architectural details as the result of unknown conditions or uncovered elements are addressed as they are identified, with no major issues encountered to date.

Laneway

The laneway design including CCTV coverage and external lighting has been rationalised and simplified to ensure that it remains within budget, without any loss of amenity.

Museum exhibition:

Museum Exhibition Fit Out – detailed designs for the floor layout and individual exhibit areas have been substantially completed. Cost validation is underway for all elements to ensure continued compliance with budget.

CONSENTS AND COMPLIANCE

Resource Consent (main buildings) was granted on 23rd December 2025.

Building Consent BC1 (Civil Works) was granted on 11th Sep 2025

Building Consent BC2 (Theatre + Museum foundations) was granted on 7th January 2026.

Building Consent BC3 (Museum remainder) was granted on 27th February 2026.

The Civic Trust has expressed interest in acquiring and renovating the Criterion Hotel. With discussions ongoing.

TDC Property team is to raise a paper to Council regarding options for retaining, removing or selling the adjacent Chinese Gardens Restaurant buildings.

PROGRAMME AND PROGRESS

The museum construction is running to schedule.

The internal theatre refurbishment is running to schedule, but the stagehouse works are approximately 1.5 – 2 weeks behind schedule due to unknown conditions and delays associated with the underpinning works. This is not anticipated to be time-critical and the team is resequencing other works to mitigate the delay.

Key activities underway include:

- Foundation works for the new auditorium floor within the theatre.
- Scaffolding to internal areas, facades and roof to provide safe access to all areas
- Foundation strengthening works to the stage house
- Erection of precast wall panels to the museum building.
- Foundations for Back of House (dressing rooms) building
- Foundations to Front of House hospitality extension
- Off-site fabrication of precast and steel elements for both theatre and museum

Key Milestone dates are achieved as below:

Phase	Baseline Finish	Forecast/Actual Finish	% completion	Finish Variance
Architect Appointment – finalise engagement	1-Apr-25	1-Apr-25	100%	0 days
Design team appointment	1-May-25	1-Oct-25	100%	153 days
Clearance Contract (mould and asbestos)	30-Apr-25	28-Feb-25	100%	-61 days
Civil works design	30-Jun-25	30-Jun-25	100%	0 days
Demolition Contract	31-Aug-25	31-Aug-25	100%	0 days
Resource Consent (Civil Works)	18-Aug-25	31-Aug-25	100%	13 days
Building Consent (Civil Works)	18-Aug-25	15-Sep-25	100%	28 days
Civil Works Contract	20-Dec-25	20-Dec-25	98%	0 days
Preliminary Design (Theatre and Laneway)	30-Jun-25	30-Jun-25	100%	0 days
Preliminary Design (Museum)	7-Jul-25	14-Jul-25	100%	7 days
Theatre Developed/ Detailed Design	31-Oct-25	31-Oct-25	100%	0 days
Museum Exhibition Concept Design and "Hard elements" detailed	31-Oct-25	31-Oct-25	100%	0 days
Museum / Laneway Developed/ Detailed Design	30-Nov-25	30-Nov-25	100%	0 days
Building Consent (Main Works) approved	20-Dec-25	20-Dec-25	100%	0 days
Theatre and Museum Construction Contract Award	13-Jan-26	27-Jan-26	100%	12 days
Building Consent (Museum) approved	31-Jan-26	28-Feb-26	100%	20 days
Museum / Laneway Construction Contract Award	13-Jan-26	27-Jan-26	100%	12 days
Theatre Specialist Fitout commenced	6-Jan-27	6-Jan-27	0%	0 days
Museum Exhibition Fit out commenced	1-Oct-26	1-Oct-26	0%	0 days
Project Completion	28-Mar-27	28-Mar-27	0%	0 days

COMMUNICATIONS AND MEDIA

- Rachel Leitch is managing communications, erection of signboards, press and media releases, and regular website updates. Website is live as of end Jan 26

BUDGET/FINANCIAL REPORTING

Budget Status

The project remains on budget. Refer to attached QS Cost Report Summary by Rhodes + Associates.

The cost centres for the project are summarised below, with expenditure to date (to end Mar 26) and forecast final costs.

Budget element	Budgeted figure (Jan 2026)	Expended to date	Final Forecast Cost
Approved Budget	\$46,200,000		
Professional fees	\$6,000,000	\$3,683,142	\$6,000,000
Construction Costs	\$33,000,000	\$2,061,984	\$33,000,000
Utilities	\$350,000		\$350,000
Theatre Specialist Equipment	\$2,000,000	\$197,344	\$2,000,000
Museum Fit Out *	\$1,800,000	\$48,619	\$1,800,000
Consents, Approvals and Insurances	\$350,000	\$334,105	\$350,000
Contingency (project unknown / unforeseeable)	\$2,700,000		\$2,700,000
Forecast Project Total	\$46,200,000	\$6,325,192	\$46,200,000

*note - \$200,000 transferred from \$2.0m budget to construction costs as hard fit out costs

MBIE Funding

Total drawdowns from MBIE funding is now \$11.37m, leaving \$230k to be requested at project completion.

Variations

Variations of note include the following:

- Change all lifts to Schindler, due to changes to previous supplier availability
- Rationalisation / reduction to CCTV coverage (internal and external) – no overall loss of coverage
- Electrical and lighting works – rationalisation and value engineering
- Minor variations due to unforeseen conditions and elements

The overall status of current variations is cost neutral.

Forecast / Budget Over-runs

Nil at this time . Full financial breakdowns provided to PAPC Chair.

KEY RISKS

A full quantitative risk assessment register is maintained and updated monthly and forms part of the project control documentation. Copy provided to the PAPC Chair for review in line with detailed financial reporting.

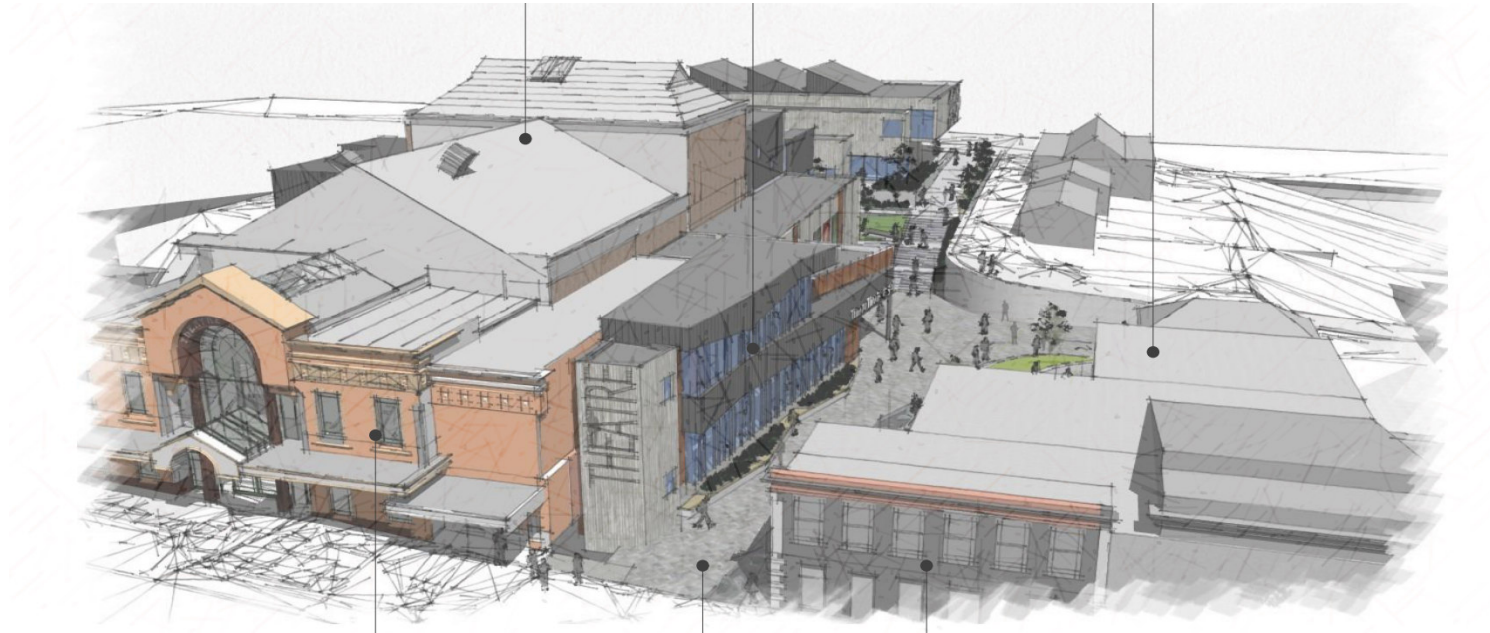
Risk Element	Mitigation
Construction / Project Risks	
Underpinning works	Detailed methodology and monitoring for building movement
Unknown conditions (existing theatre building)	Addressed as and when discovered, with rapid responses and solutions
Precast panel erection	Detailed methodology and management, exclusion zones
Embankment and excavation stability (particularly in wet conditions)	Appropriate batters and slopes, trench shoring, dewatering, exclusion zones, temporary works supports
Programme risk – delays to underpinning works	Resequencing to remove from critical timeline, safe working methods and solutions to progress as quickly as safely possible
Emerging Risks	
Disruption due to the Middle East conflict – potential fuel rationing	Currently not affecting the project, though this is an emerging risk across the industry. Ongoing discussion with contractors and suppliers to monitor effect.
Disruption due to the Middle East conflict – shipping	Early placement of materials orders, sourcing from eastern hemisphere where possible

PROJECT APPROVALS

Below is a summary of the items requiring approval/confirmation from TDC noted in this report:

- Nil at this time

**ATTACHMENT 2 – QUANTITY SURVEYOR COST REPORT
SUMMARY**



Theatre Royal and Museum Project
Financial Report 11 Rev: 0
31 March 2026



Theatre Royal and Museum Project

Financial Report 11 Rev: 0

1.1 EXECUTIVE SUMMARY

31 March 2026

Ref	Description	Total excluding GST
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1.1 EXECUTIVE SUMMARY

The report has been produced to record the financial status of Timaru Theatre Royal and Museum project as at the month end of: March 2026
 And to identify any items of risk that may become apparent during the reporting process, which may affect the forecast Completion Cost.

1.2 FINANCIAL STATEMENT

Approved Construction Budget excluding Contingency		33,033,500.00
Current Forecast Final Cost		37,143,184.38
Provisional Sum Adjustments		-
Agreed Contract Sum		33,620,313.54
Approved Variations		466,732.37
Uncommitted Costs to date		3,056,138.47
Consultant Fees		6,350,000.00
Client Scope Change		-
Project Contingency	7%	2,706,815.62
Revised Forecast Cost excluding Consultant Fees		46,200,000.00

1.3 CONTRACT SUM STATUS

<u>Current Contract Sum</u>		
Committed Contract Sum - Paul Smith & Hawkins		33,620,313.54
Variation Orders to date (Approved)		466,732.37
Revised Contract Sum		34,087,045.91

1.4 DIRECT COSTS STATUS

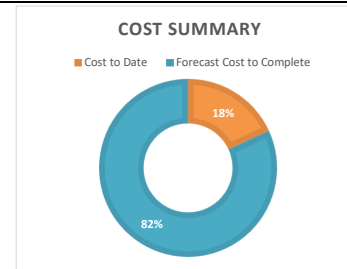
<u>Current Direct Costs / Professional Fees</u>		
Committed Contract Sum		4,539,048.13
Variation Orders to date (Approved)		1,258,420.16
Uncommitted Costs to date		552,531.71
Revised Contract Sum		6,350,000.00

1.5 CASHFLOW

Total Payments to date		Cumulative Approved Value	Payment to Date
Contractor Cost to Date	(Includes March 2026 Payment Claim)	3,931,406.60	3,931,406.60
Client Direct Cost to Date	(Invoices include up to March 2026)	4,446,823.50	4,446,823.50
TOTAL COST TO DATE			8,378,230.10

1.6 COST SUMMARY

Current Forecast Final Cost	46,200,000.00
Forecast Construction Budget Cost to complete	33,211,777.78
Forecast Client Direct Budget Cost to complete	1,903,176.50
Remaining Contingency Allowance	2,706,815.62
TOTAL FORECAST COST TO COMPLETE	37,821,769.90



1.7 DISCUSSION POINTS

1. Hawkins are progressing with excavation, foundation, precast panel and structural steel works to Theatre and Museum
 2. RA have requested Hawkins provide Variation & provisional Sum pricing, Hawkins have provided indicative dates for submission of these

Theatre Royal and Museum Project

Financial Report 11 Rev: 0

2.1 CONSTRUCTION BUDGET - COST TO COMPLETE

31 March 2026

Description	Revised Budget	Prelim Design Estimate	Agreed Contract Sum	Variations Approved	Uncommitted costs	Client Scope Change	Forecast Final Cost	Paid to Date	Cost to Complete
CONSTRUCTION BUDGET - OPTION 1(b)									
1.1 DEMOLITION	583,000.00	583,000.00	180,030.37	104,435.94	-		284,466.31	225,885.60	58,580.71
1.2 CIVILS	1,405,975.00	1,405,975.00	934,909.31	362,296.43	50,543.72		1,347,749.46	1,347,749.46	-
1.3 THEATRE REFURBISHMENT	17,747,000.00	21,316,894.00	21,909,298.38	-	459,000.00		22,368,298.38	2,297,783.00	20,070,515.38
1.4 MUSEUM	8,787,500.00	8,787,500.00	10,411,479.49	-	146,815.62		10,558,295.11	-	10,558,295.11
1.5 MUSEUM EXHIBITION FITOUT	2,610,000.00	2,900,000.00	184,596.00	-	1,615,404.00		1,800,000.00	59,988.54	1,740,011.46
1.6 LANDSCAPING	1,900,025.00	1,437,045.00	-	-	-		-	-	-
1.7 CONSTRUCTION CONTINGENCY				-	784,375.13		784,375.13	-	784,375.13
TOTAL CONSTRUCTION SUM	33,033,500.00	36,430,414.00	33,620,313.54	466,732.37	3,056,138.47	-	37,143,184.38	3,931,406.60	33,211,777.78
2.0 Client Direct Costs & Professional Fees	5,466,500.00	6,070,000.00	4,539,048.13	1,258,420.16	552,531.71	-	6,350,000.00	4,446,823.50	1,903,176.50
TOTAL CONSTRUCTION COST	38,500,000.00	42,500,414.00	38,159,361.67	1,725,152.53	3,608,670.18	-	43,493,184.38	8,378,230.10	35,114,954.28
TOTAL CONTINGENCY	8,700,000.00	4,699,586.00	-	-	2,706,815.62	-	2,706,815.62	-	2,706,815.62
TOTAL EXCLUDING GST	47,200,000.00	47,200,000.00	38,159,361.67	1,725,152.53	6,315,485.80	-	46,200,000.00	8,378,230.10	37,821,769.90

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2.2 MOVEMENT IN THE MONTH

31 March 2026

Ref	VO	Description	Revised Value	Previous Reported Value	Movement in the month
1		DEMOLITION Demolition final account adjustment	284,466.31	288,416.31	(3,950.00)
1		CIVILS Civil design adjustments	1,347,749.46	1,320,660.86	27,088.60
1		THEATRE ROYAL Tender adjustments (incl Laneway)	22,368,298.38	22,254,298.38	114,000.00
1		MUSEUM Tender adjustments (incl Laneway)	10,558,295.11	10,561,479.49	(3,184.38)
1		CONSTRUCTION CONTINGENCY Budget reallocation for Construction	784,375.13	918,329.35	(133,954.22)
1		CONTINGENCY Budget reallocation	2,706,815.62	2,706,815.62	0.00
MOVEMENT IN THE MONTH					(0.00)

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2.4 VARIATION REGISTER - DEMOLITION

31 March 2026

CI No	RFI	Additional Ref	Description	Total Anticipated Variations	Paul Smith Earthmoving		RA Anticipated/ Adjustments cost	Total Anticipated Variations	Type	Comment
					Agreed	To be Agreed				
CONTRACT INSTRUCTIONS										
CI 001			Engineers Representative	-				-	A	Ref CI 010
CI 002			VPR Request - Chinese Gardens Building Removal	-		-	-	C		
CI 003			Prestart Documentation	-			-	A		
CI 004			SSSP Approval	-			-	A		
CI 005			Materials Damage Insurance	-			-	A		
CI 006			Documents for Demolition	-			-	A		
CI 007			Waiver of Subrogation	-			-	A		
CI 008			Temporary Fencing (2 months)	2,600.45	2,050.60	549.85	2,600.45	B		
CI 009			Change of PM	-			-	B		
CI 010			Chinese Gardens Demolition Price Acceptance	-	-		-	B	OPEX Funding	
CI 011			Start-up Meeting Minutes	-			-	A	To follow	
CI 012			Payment Claim #1	-			-	A		
CI 013			Lift Plan	-			-	A		
CI 014			Demolition programme	-			-	A		
CI 015			Demo start date change	-			-	A		
CI 016			Criterion Demolition	-			-	A		
CI 017			Practical Completion	-			-	A		
CI 018			Payment Claim #2	-			-	A		
CI 019			Payment Claim #3	-			-	A		
CI 020			Payment Claim #4	-			-	A		
SUB TOTAL CONTRACT INSTRUCTIONS				2,600.45	2,050.60	549.85	-	2,600.45		
ANTICIPATED VARIATIONS										
CI 044			Internal strip and demo Northern ramp and retaining Sundry works	81,988.64			81,988.64	81,988.64		To follow
TOTAL ANTICIPATED VARIATIONS				81,988.64	-	-	81,988.64	81,988.64		
TOTAL CONTRACT VARIATIONS				84,589.09	2,050.60	549.85	81,988.64	84,589.09		

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2.4 VARIATION REGISTER - CIVILS

31 March 2026

CI No	RFI	Additional Ref	Description	Total Anticipated Variations	Paul Smith Earthmoving		RA Anticipated/ Adjustments cost	Total Anticipated Variations	Type	Comment
					Agreed	To be Agreed				
CONTRACT INSTRUCTIONS										
CI 001			Issue of BC Drawings	-			-	-	C	
CI 002			Issue of RC documentation - Civil Works	-			-	-	A	
CI 003			Stamped BC Plans & Specs	-			-	-	A	
CI 004			Pre Start Documentation	-			-	-	A	
CI 005			Engineers Representative	-			-	-	A	
CI 006			DWG Data	-			-	-	A	CI 33
CI 007			Remove and Recap Piezometers (x2)	-			-	-	B	removed - not req
CI 008		NTE 010	Precast Retaining Wall	-			-	-	B	Incl CI 009 & 041
CI 009			Construction Drawings for Retaining Walls	-			-	-	B	CI 041
CI 010			Live LV Services	-			-	-	B	Nil
CI 011			SWMS for Excavation Around Live Services Approval	-			-	-	A	
CI 012			Museum Terrace Stair Level	-			-	-	B	Incl CI 009
CI 013			RW - Sheet Piling	-		275,220.88	- 275,220.88	-	C	Rejected
CI 014			Site Possession	-			-	-	A	
CI 015			Disposal Records	-			-	-	A	
CI 016			138 Stafford Street	-			-	-	A	
CI 017			Contract Agreement	-			-	-	A	
CI 018			New SWMH Buchans	-			-	-	A	
CI 019			NTE 012 - FSMH A1 Clarification	-			-	-	B	Incl CI 009
CI 020			New SWMH Benching	-			-	-	B	Incl CI 009
CI 021			Chandelier Crate Opening	640.00	640.00			640.00	B	Costs to follow
CI 022			Delete Provisional Sum (soil nail wall)	-			-	-	A	Ref CI 041
CI 023			Excavation Methodology	945.00	945.00			945.00	B	Partially Approved
CI 024			Payment Claim #1	-			-	-	A	
CI 025			Backfill Circular Structure	2,736.40	2,736.40			2,736.40	B	Ref CI 104
CI 026			SWMH 1-1	-			-	-	B	Incl CI 009
CI 027			BIM Model	-			-	-	A	
CI 028			Bearing Capacity	-			-	-	A	

CI 029		Safety Audit	-			-	-	A	
CI 030	NTE-016	SWCP	626.80	626.80			626.80	B	Ref CI 107
CI 031		Ramp and Stairwell Demo	-			-	-	B	Incl in CI 044
CI 032		VPR Demolition Works	-			-	-	C	CI 044
CI 033		IFC Drawings & DWGs	60,755.41	60,755.41			60,755.41	B	Ref CI 090
CI 034		Contract Works Insurance	-			-	-	A	
CI 035	NTE-024	SWMH 1-1 Size	-	-			-	B	nil cost
CI 036	NTE-020	NTE 020 - SWMH 1-1	-			-	-	B	Ref CI 066
CI 037		SWMH 1-1 Installation (CI 026)	-			-	-	B	Incl in CI 009
CI 038		FSMH A1 Clarification (CI 019)	-			-	-	A	Incl in CI 009
CI 039		Approved Service Consent	-			-	-	A	
CI 040	NTE 019	Trenchless Install Req	-			-	-	B	Nil Cost
CI 041		Revised Pricing Schedule	131,293.49	131,293.49			131,293.49	B	CI 009
CI 042		BOH Buttress Remedial	-			-	-	B	
CI 043		<i>Not yet issued</i>	-			-	-		
CI 044		Demolition Works	-	-			-	B	Ref CI 032 - DEMO
CI 045		Live Cables	-			-	-	A	
CI 046		Criterion Hotel - Make Safe	-			-	-	B	Cancelled CI 073
CI 047		Archaeology	-			-	-	A	
CI 048		138 Stafford St Methodology	-			-	-	A	
CI 049		Investigate Service Lane Water Ingress	1,091.06	1,091.06			1,091.06	B	
CI 050		Retaining Walls Prelim Design Approval	-			-	-	B	Ref CI 053
CI 051		Unsuitable Ground	28,999.06		28,999.06		28,999.06	B	Ref CI 104
CI 052		Revised Civil Drawings	-			-	-	A	Ref CI 094
CI 053		Retaining Walls Prelim Design Approval	-			-	-	B	Ref CI 050
CI 054		Mechanical Coordination with SWMH 1-7	-			-	-	A	
CI 055		Test Pit Request	420.00	420.00			420.00	B	Ref CI 090
CI 056		BC Inspection Report	-			-	-	A	
CI 057		<i>Not yet issued</i>	-			-	-		
CI 058		PGL Setout (kerb lines)	-			-	-	A	
CI 059		Elevator Demo Methodology	-			-	-	A	
CI 060		Ramp and Stairwell Demo Pt 2	-			-	-	A	
CI 061		South Alley Invert Levels	-			-	-	A	
CI 062		JSEA Approval	-			-	-	A	
CI 063	NTE 029	Lift Shaft Demo	-			-	-	A	
CI 064		Remove drop structures (from SWMH)	-			-	-	B	Incl CI 094
CI 065		NDM Test Results	-			-	-	A	
CI 066		South Alley and South Museum Drainage	-			-	-	B	Ref CI 070, 082 & 094
CI 067		SWMH1-2-1 Removal	-			-	-	B	Incl CI 094
CI 068		Test results	-			-	-	A	

CI 069		SSSP & Methodology	-				-	A	
CI 070		Engineering Requirements for Drainage Pipe		4,752.19			4,752.19	A	Ref CI 101
CI 071	SI-007	Structural Site Instruction	-				-	A	
CI 072		BC Inspection Report	-				-	A	
CI 073		Cancellation of CI 046	-				-	A	
CI 074		TEL SSSP Approval	-				-	A	
CI 075		VPR Masonary Protection	-				-	C	Cancelled
CI 076		S2 Retaining Wall Panel	-				-	A	
CI 077		VPR Extend Timber Barrier Fence	-				-	C	Cancelled
CI 078		Payment Claim 3	-				-	A	
CI 079		NTE 033 - Clarification on Retaining Wall Type E Extent (8.02m)	-				-	A	Ref CI 077
CI 080		Lift & Propping Plan	-				-	A	
CI 081		Site Safety Audit 09 12 2025	-				-	A	
CI 082		Construction Set 251209	-				-	B	Ref CI 094
CI 083		SI 010	-				-	A	
CI 084		SI 009	-				-	A	
CI 085		Termination of LV Power Cables	-				-	B	
CI 086		Install Site fencing	-				-	B	Nil cost
CI 087		Bench Reinstatement	-				-	B	Nil cost
CI 088		S2 Retaining Wall Footing Type D	-				-	A	
CI 089		Contaminated Soil - price approval	132,792.23	132,792.23			132,792.23	B	
CI 090		Valuation of CI's & VO's	-				-	B	
CI 091		S2 Retaining Wall Panel R2	-				-	A	
CI 092		ACAD File discrepancy	-				-	A	
CI 093		CWI Extension	-				-	A	
CI 094		SWCP 1-6-2	61,670.68	61,670.68			61,670.68	B	Ref CI 066, 082 & 096
CI 095		Payment Claim 4	-				-	A	
CI 096		South Drainage & Retaining Wall	23,527.63	23,527.63			23,527.63	B	Ref CI 094
CI 097		Post Installs	-				-	B	Nil cost
CI 098		Concrete Strength Test	-				-	A	
CI 099		Backfill materials	-				-	A	
CI 100		Clarification on P14 Penetration	-				-	A	
CI 101		Valuation of Variations	-				-	B	Ref CI 066, 082 & 094
CI 102		North Boundary RW Footing	6,184.15	6,184.15			6,184.15	B	Ref CI 106
CI 103		Lift Plan Approval for Nth Boundary RW's	-				-	A	
CI 104		Valuation of Variations	-				-	B	Ref CI 025 & CI 051
CI 105		Rodding Eye (x2) Amendment South Alley	663.65	663.65			663.65	B	
CI 106		Reinforcing Amendment - North Boundary Precast Footings	7,614.16	7,614.16			7,614.16	B	Ref CI 102

CI 107		Valuation of Variations	-						B	Ref CI 030
CI 108		Deferred and Deleted Works	- 35,567.97	- 35,567.97			- 35,567.97		B	Ref CI 115
CI 109		Pipe Penetration through Stagehouse Basement	-				-		A	
CI 110		South Alley Altered Design	-				-		B	
CI 111		South Alley East Catchment	10,000.00		27,306.18	- 17,306.18	10,000.00		B	
CI 112		SI-017 - Stage 2 Retaining wall type A and B Footings	-				-		B	
CI 113		SI-016 - Stage 2 Retaining Wall type B footing	-				-		A	
CI 114		Payment Claim 5	-				-		A	
CI 115		Hawkins Haul Road - Gate 1 through Gate 2	- 24,454.25	- 24,454.25			- 24,454.25		B	Ref CI 108
CI 116		Practical Completion	-				-		A	
CI 117			-				-			
CI 118			-				-			
SUB TOTAL CONTRACT INSTRUCTIONS			409,937.50	375,690.63	331,526.12	- 297,279.25	409,937.50			

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2.4 VARIATION REGISTER - MAIN BUILD

31 March 2026

CI No	RFI	Additional Ref	Description	Total Anticipated Variations	Hawkins		RA Anticipated/ Adjustments cost	Total Anticipated Variations	Type	Comment
					Agreed	To be Agreed				
			CONTRACT INSTRUCTIONS							
CI 001			IFC Drawings	-				-	B	
CI 002			Engineers Representative	-				-	A	
CI 003			Site possession	-				-	A	
CI 004			Resource Consent	-				-	A	
CI 005			Contract Works Insurance	-				-	A	
CI 006			H&S Management Plan Draft V1 Review	-				-	A	
CI 007			Revit Files	-				-	A	
CI 008			Revit & IFC Models	-				-	A	
CI 009			IFC Drawings - Museum	-				-	A	Ref CI 016
CI 010	RFI 002		Boundary Set Out	-				-	A	
CI 011			Lift Shaft Panel Grid BE Discrepancy	-				-	A	
CI 012			Traffic Management Plan	-				-	A	
CI 013			Structural Steelwork Shop Drawings Museum	-			-	-	B	Ref CI 016
CI 014			Temporary Power Cert	-				-	A	
CI 015			QMP	-				-	A	
CI 016			Museum IFC Drawings	75,000.00			75,000.00	75,000.00	B	Incl CI 017 CAN's
CI 017			CANs E02, H02, M02	-				-	A	Ref CI 016
CI 018			Signed Contract Agreement	-				-	A	
CI 019			Historical Items / Water Ingress	-				-	A	
CI 020			CWI Policy Wording	-				-	A	
CI 021	RFI 005		Excavation of Museum	-				-	B	PSE Costs + Fill
CI 022	RFI 003		Retaining wall south of BOH	-				-	A	
CI 023	RFI 006		Revit files for DBC	-				-	A	
CI 024	RFI 007		Point Cloud Survey	-				-	A	
CI 025	RFI 008		Precast Panel Shop Drawings - Museum	-				-	A	
CI 026	RFI 009		Temp Works Bridging to Allow Access to Auditorium	-				-	A	
CI 027	RFI 011		Structural Steel ITPs	-				-	A	
CI 028	RFI 014	CAN-002	Underpinning Reinforcing	-				-	A	
CI 029	RFI 001	CAN-001	BOH Lift Structural Drawings	-				-	B	Ref CI 084
CI 030			DWGs for rib & infill	-				-	A	

CI 031	RFI 018		Stagehouse Basement Slab	-				-	A	
CI 032	RFI 018	CAN-003	Basement Slab Weep Holes	-				-	B	
CI 033			Auditorium Excavation & Supprt of Royal Boxes	91.58		91.58		91.58	B	
CI 034			Trial Pit for FOH Lift	291.92		291.92		291.92	B	
CI 035			Museum BC250316	-				-	A	
CI 036			Civil BC250067	-				-	A	
CI 037			Front & BOH Lift updates	35,845.28		35,845.28		35,845.28	B	Ref CI 084
CI 038			WWRE B-1 Invert Level	131.65		131.65		131.65	B	
CI 039	RFI 025		Catchpit clash P10 footing	269.03		269.03		269.03	B	
CI 040			VPR - Iwi Imagery Panel Sand Blasting	-		335,000.00	335,000.00	-	C	
CI 041			South Retaining Wall Excavation	-				-	A	
CI 042			Theatre BC250247	-				-	A	
CI 043	RFI 026		Theatre Auditorium Concrete Plinths	403.54		403.54		403.54	B	Ref CI 082. VPS 008
CI 044			Payment Claim 1	-				-	A	
CI 045			VPR - Laneway Updated Drawings	100,000.00			100,000.00	100,000.00	C	
CI 046			Lower Auditorium North Wall Pilot Holes & Concrete Lids	171.72		171.72		171.72	B	VPS 007
CI 047	RFI 012		Acceptance of Comprehensive Programme	-				-	B	
CI 048			Architectural FOH & BOH Lift Revised Drawing Numbering	-				-	A	
CI 049			Contractors Bond	-				-	A	
CI 050	RFI 016		Museum AHU3 Riser and ductwork at Level 00 & Exhibition 01 Electrical Tray/S3 Grille	-				-	B	
CI 051	RFI 023		WW and SW West of Museum FB11 Footing clash	-				-	B	
CI 052	RFI 010	CAN E03	In Floor Ducting Pits	-				-	A	
CI 053		CAN E04	Theatre Switchboard Review	-				-	A	
CI 054		CAN E05	Museum Switchboard Review	-				-	A	
CI 055	RFI 029	CAN FP 001	Fire Protection / Fire Main Flow Rates	-				-	A	
CI 056	RFI 027	CAN-A005	Museum Sika Proof A+12 Tanking	-				-	A	Type B requested
CI 057	RFI 024-26		Welded Column - WC350X230	-				-	A	
CI 058			Substitution of U-Bar starter detail with pairs of L bars	-				-	A	
CI 059			Updated Architectural Drawings	-				-	A	Ref CI 056
CI 060	RFI 023		SW Reinstatement at Gridline CC	-				-	B	
CI 061			Request for TMP and Public Communications	-				-	A	
CI 062			Debris Tracking to Barnard Street Road Corridor	-				-	A	
CI 063	RFI 011		Structural Steel ITPs	-				-	A	
CI 064	RFI 039		Survey Monitoring Points Auditorium	-				-	A	
CI 065	RFI 019		Precast Panels Shop Drawings - Museum Remaining Panels	-				-	A	
CI 066	RFI 020		Electrical - Technical Submissions 3.03.26	-				-	A	

CI 067	RFI 021		Domestic water pipe clarification	-				-	A	
CI 068	RFI 034		Penetrations to be resized to accomodated mechanical	-				-	A	
CI 069	RFI 035		Museum PC Panels	-				-	A	
CI 070	RFI 038		CAD Files for Mech Coordination	-				-	A	
CI 071	RFI 040		Museum Precast Clarification on P-06a & P-11d	-				-	A	
CI 072	RFI 022		Bricks encountered during excavation in Theatre	-				-	B	
CI 073	RFI 028	CAN 007	Existing Foundation Excess Concrete Removal for PF4 Founds Auditorium	-				-	B	
CI 074			Underpinning work	-				-	A	
CI 075			Clay Pipe Drainage not redundant	-				-	B	
CI 076	RFI 036	CAN A006	Theatre Seismic joint queries on the IFC drawings	-				-	B	
CI 077		CAN A006	Construction Updates (Rooflogic)	-	26,000.00		-	26,000.00	B	Credit
CI 078	RFI 042	CAN M04	Theatre Technical Submission Review and Updates	-	3,000.00		-	3,000.00	B	Credit
CI 079	RFI 031		Temp Propping to Dycore Floor FOH	-				-	A	
CI 080			CMR-010 Underpinning (backfilling)	-				-	A	
CI 081			DWGs for Suspended Slabs	-				-	A	
CI 082		CAN 008	Auditorium - East Wall Underpinning	-				-	B	Ref CI 043 & 93. Credit
CI 083			Museum Lift Slab - Pre pour Inspection	-				-	A	
CI 084		CAN 004	Front of House Lift Redesign	-	39,154.72		-	39,154.72	B	Ref CI 029 & 037
CI 085			Panel Inspection P05a P06a	-				-	A	
CI 086			Penetration North Wall	-				-	A	
CI 087			Chemset Alternative	-				-	B	
CI 088	RFI 041		Museum Mechanical Shop Drawings	-				-	A	
CI 089			Mechanical Services Museum Technical Submission	-				-	A	
CI 090			Payment Claim 2	-				-	A	
CI 091			CMR 015 FOH Frame	-				-	A	
CI 092	RFI 058	CAN 011	VIP Steelwork and Plate Substitution	-				-	A	
CI 093		CAN 012	Auditorium Foundations	-	40,000.00		-	40,000.00	B	Ref CI 82
CI 094	RFI 040	CMR 021	Museum Precast Clarification on P-06a & P-11d	-				-	B	
CI 095	RFI 066		Colour of roofing / cladding in lieu of Tidal Drift	-				-	A	
CI 096	RFI 069		CAD Copies of Structural Drawings for Reinforcing Details	-				-	A	
CI 097	RFI 072		Removal of brick wall in front of FB12	-				-	B	
CI 098	RFI 059		Temporary Support of Royal Boxes	-				-	B	
CI 099		CAN M06	Shop Drawing Coordination Changes and Fire Dampers	-				-	B	
CI 100	RFI 048	CMR 018	HDB and Cast in items SD Review	-				-	A	
CI 101			Museum Wastewater Update	-				-	B	

CI 102	RFI 062	CMR 023	Precast Shop Drawing Review for ALL Theatre Panels	-					-	A	
CI 103		CMR 026	Pre-pour Inspection panels	-					-	A	
CI 104		CMR 027	Pre-pour Inspection panels	-					-	A	
CI 105		CMR 028	Pre-pour Inspection of Auditorium	-					-	A	
CI 106		CMR 029	BOH Steel Shop Drawing Review	-					-	A	
CI 107			VPR - CCTV Layouts	-					-	C	
CI 108		CMP 025	Steelwork Cast-In items shop drawings review	-					-	A	
SUB TOTAL CONTRACT INSTRUCTIONS				- 17,640.56	-	372,204.72	- 389,845.28	-	17,640.56		
		NIT E01	ANTICIPATED VARIATIONS								
			Electrical, Data & Security updates	- 170,000.00			- 170,000.00	-	170,000.00		
			Paul Smith deferred / deleted works	75,000.00			75,000.00		75,000.00		Ref Civils CI 108 & 115
			Forecast Variations	51,640.56			51,640.56		51,640.56		
			Equitone Prov Sum	100,000.00			100,000.00		100,000.00		
TOTAL ANTICIPATED VARIATIONS				56,640.56	-	-	56,640.56	-	56,640.56		
TOTAL CONTRACT VARIATIONS				39,000.00	-	372,204.72	- 333,204.72	-	39,000.00		

ATTACHMENT 3 – ARCHITECT DESIGN REPORT

PSG - PROJECTS & PROCUREMENT
COMMITTEE



ARCHITECTS REPORT

Project:	Theatre Royal, SC Museum & Laneway	Project No:	02140/T167
To:	Timaru District Council – Projects & Procurement Committee - 04		
Attention:	Paul Haggath	Date:	23/04/2026
From:	NB/DLA Architects in Association – Joshua Newlove		

Item No.	Description	
1.0	<p>Executive Summary</p> <p>Project progress is moving at pace, with works now transitioning from substructure into vertical construction. Museum precast panels are currently being installed, with all panels expected to be in place by the end of April.</p> <p>The auditorium floor structure is progressing, with floor beams being prepared for in-situ pours, enabling framing works to follow. Preparatory works to the front façade are due to begin shortly.</p> <p>Design coordination and shop drawing reviews continue to track well, supporting programme. Steel and theatre precast shop drawing reviews are progressing to allow for timely manufacture. Value engineering items are coming into line with budget, with further opportunities still being reviewed.</p> <p>Key risks remain typical for this stage and are being actively managed NB/DLA issuing weekly ASVR's to TEAM, with no critical issues impacting delivery. No client or PSG actions are required at this time.</p>	
2.0	<p>Design Progress, Since last PSG</p> <p>Documentation –</p>	

NB Architects limited
 e: admin@nbarchitects.co.nz
 w: nbarchitects.co.nz t: +64 3 684 7918
 22 chapel street, timaru 7910

DLA Architects limited
 e: admin@dla.co.nz
 w: dla.co.nz t: +64 3 683 1300
 49 george street, po box 313, timaru 7910

	<p>Museum: Footing excavations complete, drainage and foundations in place. Precast panels now being lifted into place, with install progressing well and expected to be complete by end of April.</p> <p>Stage house: Awaiting underpinning of stagehouse walls.</p> <p>Auditorium: Excavations and substructure largely complete. Floor structure now progressing, with beams ready for pour onsite, allowing framing to begin following this.</p> <p>Front façade: Prep works to begin shortly. NB/DLA have undertaken an inspection with scaffolding in place of the front façade paint & plaster and will issue out a specification for this works as there are some minor cracking and make good works to bring up to standard</p> <p>Shop drawings: Architectural and consultant teams continuing to receive shop drawings, review and return to Hawkins. Steel shop drawings and theatre precast panel reviews are progressing to enable timely manufacture.</p> <p>Lifts: awaiting theatre lifts shop drawings for coordination</p> <p>Equitone cladding remains outside price expectations; two alternative options identified however these present a long term maintenance requirement and have been ruled out. 8mm Flat equitone proposed to reduce price as best option.</p> <p>Coordination of Museum fitout works with base build ongoing and draft set has been issued for TEAM to approve for issue to Hawkins.</p>	
3.0	<p>Design Coordination</p> <p>AIR (Architect Issue Register) continues to be used to capture and track issues; along with tracking INEIGHT system</p> <p>Consultant review of shop drawings prioritised; resources allocated for rapid review to avoid programme delays.</p> <p>Awaiting lift shop drawings for theatre for final coordination of these elements into steel/precast shop drawing reviews</p> <p>Coordination of Museum fitout documents is underway</p>	
4.0	<p>Key Issues / Risks</p> <ul style="list-style-type: none"> - Programme: Continued reliance on timely shop drawing turnaround and consultant response. - Sprinkler system: Coordination with main contractor required. - Seismic restraint design / design-build element. 	



	Overall risks remain minor and typical of this stage.	
5.0	Client input /PSG Actions Required <ul style="list-style-type: none"> - Nil Required for the Architectural team 	
6.0	Design Visuals & Updates <ul style="list-style-type: none"> - Nothing further to issue unless requested 	
7.0	Next Steps <ul style="list-style-type: none"> - Continue with site observation and provide Consultant Advice Note (CAN) where necessary - Continue to look at opportunities for VE without reducing the overall standard of the development - Continue to receive and review shop drawings 	
	Appendices <ul style="list-style-type: none"> - Photo Records (selected photos for this report) 	



ATTACHMENT 4 – PROCUREMENT STATUS

The following consultants and suppliers have been fully engaged to date.

Architectural Design	NBA Architects	Timaru
Architectural Design	DLA Architects	Timaru
Structural Design	Structex	Timaru
Fire Engineering	WSP	Timaru / South Island
Civil Design	Maven	Timaru
Services Design	Stantec	Christchurch
Project Management	Team Projects	Christchurch
Quantity Surveyor	Rhodes + Associates	Christchurch
Geotechnical	Engeo	Christchurch
Planning / Traffic Engineering	Avanzar	Christchurch
Audio Visual / Theatre Lighting	Clarity / Vibrant	Dunedin / Timaru
Stage rig	Stagemark	Christchurch
Stage curtains	John Herber Ltd	Kaiapoi

The following contractors, subcontractors and suppliers have been engaged to date for construction of the project.

Main Contractor	Hawkins Ltd	Christchurch
Demolition Excavation and Site preparation	Paul Smith Earthmoving	Timaru
Scaffold & Propping Interspan	Geeves	Timaru
Electrical	Aotea Electric	Timaru
Plumbing and Gas	Foleys	Timaru
Security	Allied Alarms	Timaru
Concrete Work (Including Substructure)	Vantis	Timaru
Masonry	Mainland Brick & Block	Timaru
Concrete - Reinforcing	Reofab	Christchurch
Concrete - Precast Panels and stairs	Lanyon & Lecompte	Christchurch
Concrete - Sealants & Drypacking (steel)	Consol	National supplier
Structural steel Work	VIP Steel	Christchurch
Structural steel - Intumescent coatings	VIP Protective Coatings	Christchurch
Suspended Slabs - Comfloor	Steel & Tube / Comfloor	

Mechanical services	David Browne Contractors	Christchurch
Water Proof Membrane	H2Off	
Fire protection	South Pacific Fire Protection	Dunedin
Communication/Data	NZ Data	
Lifts	Schindler	National supplier
Seismic Joints	Seismic Guys	
Carpentry Labour & Materials	Hawkins /Livefirm	Christchurch
Carpentry Materials - CLT	Redstag	
Metalwork (incl accessways and plant decks)	Monkey Toe	National supplier
Metal windows & doors	Nebulite	
Metal windows & doors - Roller door	Glideaway	
Joinery - Roller shutter	Xpanda	
Ceilings, Aluminium Partitions	AEON	

ATTACHMENT 5 – PROGRESS PHOTOGRAPHS

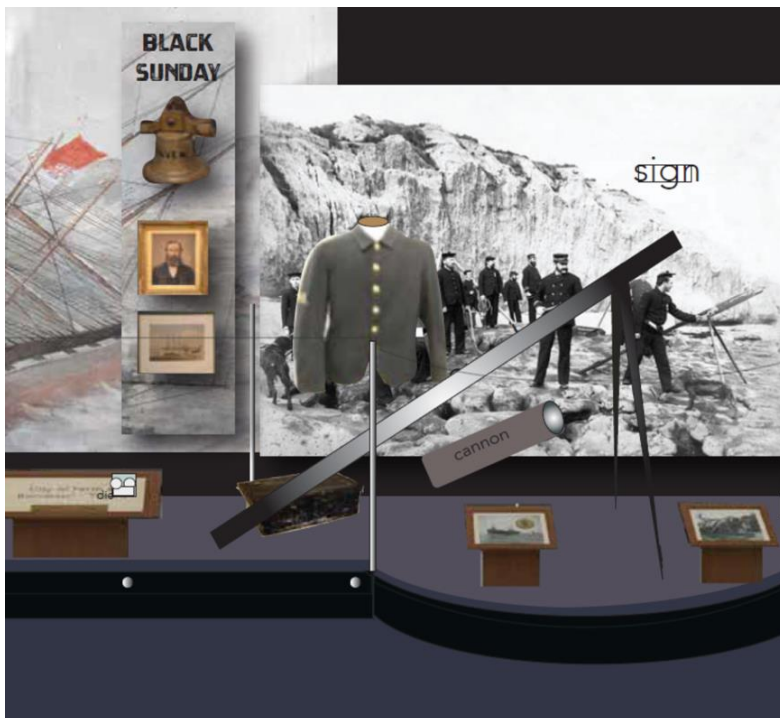
Theatre Auditorium



Museum



Museum Fitout Design





5.5 Aorangi Project Update - April 2026

Author: Paul Haggath, Project Director

Authoriser: Paul Cooper, General Manager Regulatory Development and Growth

Recommendation

That the Projects and Procurement Committee:

1. Receive and note the Aorangi Stadium Project Update – April 2026 report.

Purpose of Report

- 1 The purpose of this report is to update the Projects and Procurement Committee as to the status of the Aorangi Stadium Project in a public forum.

Assessment of Significance

- 2 The significance of this matter, when considered against the criteria of Councils Significance and Engagement Policy, is low.

Discussion

Project Status

- 3 Refer to the attached Project Director's report.
- 4 The project remains on target, both in programme and budget terms. Precast walls construction is underway for the link building. Foundation works are almost complete for the main stadium, with steel frames erection underway.

Critical Risks

- 5 Refer to Project Director's report for risk assessment. Critical emerging risks are as below.
- 6 Global disruption due to the Middle East conflict is an emerging risk, specifically risks associated with increased fuel prices and potential restrictions to supply and availability. Currently this is not affecting the project, though the construction sector is aware of this as an emerging risk across the industry and (as happened during the COVID crisis) is issuing advice and guidance notices as to how these risks should be addressed.
- 7 A further risk emerging from the Middle East conflict is shipping disruptions. The team is reviewing all materials to identify those which will require long distance shipping. The highest risk items are lifts (Schindler) and the building's cladding system (Equitone). Both must be procured from Europe; early orders are being placed to mitigate potential shipping delays.

Budget

- 8 The project remains on budget – refer to detailed Project Director's report for full details.

Attachments

1. Aorangi Project Directors PSG Report #16 - end April 2026 [↓](#) 

2. Aorangi Stadium Cost Report 12 R1 EXECUTIVE SUMMARY [↓](#) 



AORANGI STADIUM REDEVELOPMENT



PROJECT STEERING GROUP

REPORT #16

END OF APRIL 2026

PREPARED BY PAUL HAGGATH – TEAM PROJECTS ADVISORY

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EXECUTIVE SUMMARY



PROJECT: AORANGI STADIUM REDEVELOPMENT
MONTHLY REPORT: PERIOD: Apr-26
SUBMITTED BY: Paul Haggath
DATE: 26-Apr-26

Portfolio	Local Authority
Programme	Property
Project	Aorangi Stadium Redevelopment
High Level Scope	Structural Strengthening of Existing Stadium and Construction of a new 8 Court Hall

1.1 Programme Update Summary Status GREEN

Key achievements/outcomes since the previous report
 1. Precast panels and steel for main stadium under fabrication - steel frame su der erection for main stadium
 2. Precast Panels and steel frame erected to link building, concrete floor slabs poured
 3. Specialist sports flooring arrived from Europe and stored at Thompson yard

1.2 Health, Safety & Environment: Status GREEN

1. No incidents to report this period

Period	Incidents	LTI (LTIFR)	Medical Treatment	Near Misses	Environmental
0	0	0	0	0	0
Total	3	0	0	0	0

1.3 Consents and Compliance Status GREEN

1. All consents now in place
 2. CPU in place to allow public use of existing stadium during construction

1.4 Progress / Design Status Status GREEN

1. All design elements complete

1.5 Communications / stakeholder engagement Status GREEN

1. Rachel Leitch of Comms team leading project comms and media releases; sign boards now erected
 2. New website landing page now operational

1.6 Procurement Status GREEN

1. Orders placed for overseas equipment and plant to mitigate potential shipping disruptions
 2. Retractable Seating order held - not yet time critical - seeking PAPC direction regarding potential sponsorship for these units
 3. Additional netball hoops and posts have been ordered

1.7 Programme Delivery Status GREEN

Revised Concept Design and Price	Baseline Finish	Forecast/Actual Finish	% completion	Finish Variance
Revised Concept Design and Price	4 April 2025	30 April 2025	100%	26 days
Contract Agreed and fully executed	30 April 2025	6 May 2025	100%	6 days
Hockey Clubrooms strengthening	31 May 2025	30 September 2025	100%	122 days
Detailed Design	31 July 2025	18 October 2025	100%	79 days
Building Consent 1 - Existing Stadium	31 August 2025	30 September 2025	100%	30 days
Building Consent 2 - Civil Works	31 August 2025	30 September 2025	100%	30 days
Building Consent 3 - New Stadium and Link	31 October 2025	31 October 2025	100%	0 days
Civil / Advance Works	31 August 2025	7 August 2025	100%	-24 days
Construction				
Existing stadium seismic strengthening & upgrade	19 December 2025	9 January 2026	100%	0 days
New Stadium site prep and groundworks	31 March 2026	30 January 2026	100%	0 days
New Stadium construction				
Link Building	31 March 2027	31 March 2027	8%	0 days
Fit Out	31 March 2027	31 March 2027	15%	0 days
Project Completion	31 March 2027	31 March 2027	0%	0 days

This Reporting Period	October 2025
Project Start Date	1-Dec-24
Portfolio #	Local Authority
Program #	Leisure
Project Name / ID #	Aorangi Stadium Redevelopment
Project Director	Paul Haggath
Project Manager	David Hooke / Casey Campbell
Financial Period End (month prior to Reporting Period)	31-Mar-26
Fiscal Period	Q3
Financial Year	2026-2027

1.8 Financial Summary Status GREEN

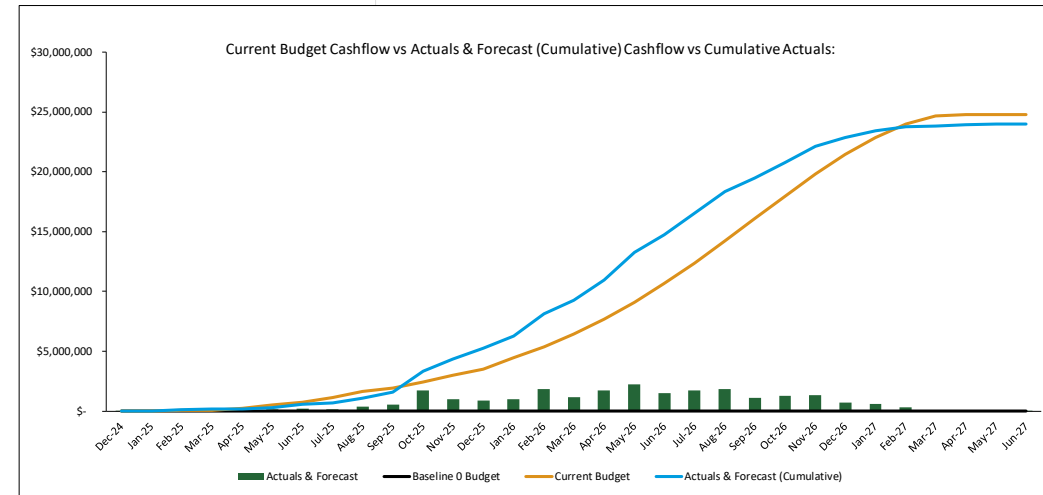
1. Refer to Rawlinsons Cost Report Summary
 2. Better off Funding of \$2m has been applied for to be drawn down by Finance team. (Note this is part of approved budget, not additional to)
 3. Overall contingency remains stable and robust at \$798k.

Cashflow Forecast:

Year	2024/25	2025/26	2026/27	2027/28	Total
Current Budget	\$ 762,654	\$ 9,899,036	\$ 14,105,647	\$ -	\$ 24,767,337
Actuals & Forecast	\$ 554,024	\$ 14,206,225	\$ 9,213,821	\$ -	\$ 23,974,070
Remaining Contingency	\$ -	\$ -	\$ -	\$ -	\$ -
\$	\$ (208,629)	\$ 4,307,189	\$ (4,891,826)	\$ -	\$ (793,267)

Cashflow to Date:

Planned Expenditure to Date (Baseline)	Actual Expenditure to Date (Cashflow)	Variance
\$ 9,470,186	\$ 9,277,363	\$ (192,823)
Planned Expenditure (Period)	Actual Expenditure (period)	Variance
\$ 1,740,167	\$ 1,143,637	\$ (596,530)



1.9 Programme Completion Status GREEN

Late Milestones	Baseline Finish	Forecast/Actual Finish	Variance
Up Next	Baseline Finish	Forecast/Actual Finish	Variance
New Stadium construction	31-Mar-27	31-Mar-27	0 days
Link Building	31-Mar-27	31-Mar-27	0 days

ATTACHMENT 1

PROJECT DIRECTOR'S MONTHLY REPORT – APRIL 26

1. HEALTH, SAFETY & ENVIRONMENT

No incidents to report this period.

Health and safety performance during April remained good and well controlled. Regular onsite oversight was maintained by Managers, with daily toolbox meetings led by the Foreman and ongoing coordination with TDC representatives.

2. CONTRACTS AND PROCUREMENT STATUS

No change to previous period reporting:

Long-lead items including HVAC units, drop curtains and scoreboards / shot-clocks, which are all coming from overseas, have been ordered and are being shipped.

Discussions ongoing with suppliers for retractable seats to determine most appropriate units . No order yet placed, pending finding an appropriate sponsor, or approval to purchase from contingency. Only 12-16 weeks lead time required for these seats, so not time-critical.

Consideration is being given to options to mask / soften the inside walls of the stadium above the precast and glazing units, as they may look too industrial. Options under consideration are partial or full height nylon sports netting, plywood panelling, and wire netting. Comparative prices are as included in financial section below:

Further to March PAPC direction, additional netball posts have been ordered, to now provide 8 full sets of fixed and 8 full sets of adjustable poles.

3. CONSENTS & COMPLIANCE

Building Consents all fully in place.

CPU is in place for ongoing public use of the existing stadium facility during the remaining construction works.

4. PROGRAMME & CONSTRUCTION

The project currently remains approximately 1.5 weeks behind programme due to adverse weather, but the team is committed to recovering this time. Time risk is reduced now that foundations and in-ground works are almost complete.

Key dates are as below:

Revised Concept Design and Price	Baseline Finish	Forecast/Actual Finish	% completion	Finish Variance
Revised Concept Design and Price	4 April 2025	30 April 2025	100%	26 days
Contract Agreed and fully executed	30 April 2025	6 May 2025	100%	6 days
Hockey Clubrooms strengthening	31 May 2025	30 September 2025	100%	122 days
Detailed Design	31 July 2025	18 October 2025	100%	79 days
Building Consent 1- Existing Stadium	31 August 2025	30 September 2025	100%	30 days
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Existing stadium seismic strengthening & upgrade	19 December 2025	9 January 2026	100%	0 days
New Stadium site prep and groundworks	31 March 2026	30 January 2026	100%	0 days
New Stadium construction	31 March 2027	31 March 2027	8%	0 days
Link Building	31 March 2027	31 March 2027	15%	0 days
Fit Out	31 March 2027	31 March 2027	0%	0 days
Project Completion	31 March 2027	31 March 2027	0%	0 days

5. BUDGET / FINANCIAL REPORTING

The project remains on budget. Refer to attached QS Cost Report Summary by Rawlinson.

The cost centres for the project are summarised below, with expenditure to date (to end Mar 26) and forecast final costs.

Budget remains healthy with contingency remaining \$793,290.

Budget element	Budgeted figure	Expended to date	Final Forecast Cost	Variance to budget
Approved Budget	\$24,767,659			
Professional fees inc TDC internal costs	\$728,445	\$302,872	\$686,480	(41,965)
Consents and internal TDC consent processing costs	\$50,000	\$142,675	\$155,525	105,525
Construction Costs	\$22,694,337	\$8,583,556	\$22,818,194	123,187
Advance works and Utilities	\$319,555	\$250,562	\$314,170	(5,385)
Contingency (project unknown / unforeseeable)	\$975,322		\$793,290	
Forecast Project Total	\$24,767,659	\$8,135,829	\$24,767,659	

Forecast / Budget Over-runs

Nil at this time . Full financial breakdowns provided to PAPC Chair.

Variations

Variations of note include the following (refer to QS report for further details):

Defective welding discovered within existing stadium – required remediation	\$107,500
Change of roof material for longevity and lower maintenance costs	\$77,000
Remediation of non-conformant sprinklers and emergency lighting in existing stadium	\$13,000
Power and data floorboxes for scorers / umpires (scope omission)	\$36,000
Additional netball posts and pads	\$8,700

Pending Variations

Function suite Dividing wall	declined
Wall softening options	pending

6. COMMUNICATIONS AND MEDIA

TDC website is now active and kept up to date to keep the community informed of progress.

User Group meeting to be arranged for May 2026 including a potential site visit.

7. KEY RISKS

A full quantitative risk assessment register is maintained and updated monthly and forms part of the project control documentation. Copy provided to the PAPC Chair for review in line with detailed financial reporting.

Risk Element	Mitigation
Construction / Project Risks	
Steel and concrete panel erection – high risk activities	Detailed safety protocols in place for craneage, lifting and moving large elements, exclusion zones to separate workers from risk areas.
Roof installation – working at height	Detailed safety protocols in place for working at height and from Elevated Work Platforms (EWPs)
Adverse weather	Weather remains a risk, particularly entering winter period with expected rain and frosts increasing the

	risks of working at height. Processes in place to work to conditions.
Floor installation – large expanse to be laid	Good quality control needed, regular inspection by supplier
Separation of public and facility users	Additional footpath has been installed between north car park and existing stadium to assist pedestrian movement between the two.
Long-term pedestrian and user safety	Traffic calming and additional pedestrian crossings have been designed in concept by TDC ITU /team, for trafficable route in front of the new stadium connecting the two car parks. Additionally, improvements to Morgans Road roundabout are being considered. Timing of these works will be important to minimise disruption to both construction works and end users once the facility is complete.
Emerging Risks	
Disruption due to the Middle East conflict – potential fuel rationing	Currently not affecting the project, though this is an emerging risk across the industry. Ongoing discussion with contractors and suppliers to monitor effect.
Disruption due to the Middle East conflict – shipping	Early placement of materials orders, sourcing from eastern hemisphere where possible

8. PROJECT APPROVALS REQUIRED

1. Direction on wall softening options

ATTACHMENT 2 : QUANTITY SURVEYOR'S COST REPORT

Aorangi Stadium Redevelopment



Financial Report

28/04/2026



Financial Report 12 **Document Control** **28 April 2026**

Rev	Date	Details	Author	Approved by
0	20/04/2026	Financial Report 12	Rebecca Sanders	Leonard Pagan
1	28/04/2026	Financial Report 12	Rebecca Sanders	Leonard Pagan
2				
3				

Disclaimer

This report has been prepared by Rawlinsons for Timaru District Council.

We will not accept responsibility to any other party other than to Timaru District Council to whom our report is addressed unless specifically stated to the contrary by us in writing.

We will accept no responsibility for any reliance that may be placed on our report should it be used for any purpose other than that for which it is prepared. This report must be read in its entirety. Individual sections of this report could be misleading if considered in isolation from each other. This report has been prepared with care and diligence. The statements and opinions expressed in this report have been made in good faith and on the basis that all relevant information for the purposes of preparing this report is true and accurate in all material aspects and not misleading by reason of omission or otherwise.

We reserve the right to revise or amend our report if any additional information (particularly as regards the assumptions we have relied upon) which exists on the date of our report but was not drawn to our attention during its preparation, subsequently comes to light.

Financial Report 12

Executive Summary

28 April 2026



Summary

The Aorangi Park Stadium Redevelopment Project in Timaru, is a design and build contract with Thompsons Engineering Limited. The project is underway on site. Contract due date for completion for SP1 is 9 January 2026 and for SP2 it has been revised to 19 April 2027 (EoT granted for weather delays).



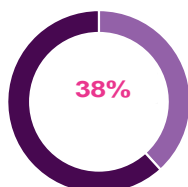
Discussion Points

- Movement:
Construction Variations:
VPR for folding wall to function suite removed as declined
VPR for netting removed as requested
CI#85 Additional Netball Hoops - interim figure of \$8,720 (final figure of \$13,296 to be included in next cost report)

	Budget	Current Report	Previous Report	=	Movement
Construction Contract Price [a]		22,694,337	22,694,337	-	-
Client Direct Costs [b]		1,073,000	1,073,000	-	-
Project Contingency [c]		1,000,322	1,000,322	-	-
Client Approved Budget		24,767,659	24,767,659	-	-
Construction and Direct Costs					
Construction and Direct Costs [a+b]		23,767,337	23,767,337	-	-
Variations & Risk Items					
Variance to Contract Price (Variations)		123,857	299,888	(176,031)	
Risks & Opportunities		-	-	-	
Variance to Direct Costs		66,188	66,188	-	
Contingency					
Projected Remaining Contingency (81%)		810,276	634,246	176,031	
Estimated Final Cost [d]		24,767,659	24,767,659	-	
Projected Variance to Contract Price		-	-	-	
Programme					
Valued to Date - Construction		8,779,701	8,779,701	-	
Valued to Date - Direct Costs		697,755	697,755	-	
Subtotal [e]		9,477,455	9,477,455	-	
Estimated Cost to Complete [d-e]		15,290,204	15,290,204	-	

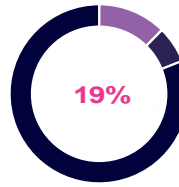
All values are NZD & exclude GST

Project Costs



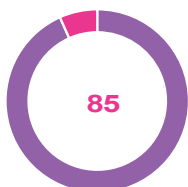
■ Valued to Date - Construction ■ Estimated Cost to Complete

Contingency Commitment Status



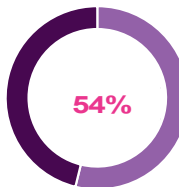
■ Contract Instructions (CI's): 12% ■ Anticipated CI's: 0%
■ Risks & Opportunities: 0% ■ Direct Costs: 7%
■ Remaining Contingency: 81%

CI's Issued



■ Type A (61) ■ Type B (16) ■ Type C (8) ■ Total (85)

Project Programme Status (Weeks)



■ Duration Expired (56) ■ Remaining Duration (48)

Financial Report 12 **Detailed Cost Summary** **28 April 2026**

PROJECT / STAGE
Project: Aorangi Stadium Redevelopment
Phase:

DETAILED COST SUMMARY

No.	Description	Client Approved Budget a	Estimated Variations b	Forecast Final Cost c=a+b	Paid to Date d	Cost to Complete Incl Remaining Contingency e=c-d
Construction Costs - (Excl Contingencies)						
1	Construction Contract - Main Contractor	22,694,337.00	123,857.35	22,818,194.35	8,779,700.75	14,038,493.61
2	Construction Contract - Provisional Sums	-	-	-	-	-
Subtotal - Construction Costs - (Excl Contingencies)		22,694,337.00	123,857.35	22,818,194.35	8,779,700.75	14,038,493.61
Combined Direct Costs						
3	Professional Consultants	483,000.00	-	483,000.00	259,605.06	223,394.94
4	Direct Costs	590,000.00	66,188.30	656,188.30	438,149.62	218,038.68
Subtotal - Combined Direct Costs		1,073,000.00	66,188.30	1,139,188.30	697,754.68	441,433.62
Risks & Opportunities						
5	Additions	-	-	-	-	-
6	Omissions	-	-	-	-	-
Subtotal - Risks & Opportunities		-	-	-	-	-
Subtotal - Construction Works		\$ 23,767,337.00	\$ 190,045.65	\$ 23,957,382.65	\$ 9,477,455.43	\$ 14,479,927.23
Contingencies						
7	Project Contingency	1,000,000.00	(190,045.65)	809,954.35	-	809,954.35
8	Adjustment to bring to funding cap	322.00	-	322.00	-	322.00
		-	-	-	-	-
Subtotal - Contingencies		1,000,322.00	(190,045.65)	810,276.35	-	810,276.35
Project Total		\$ 24,767,659.00	\$ 0.00	\$ 24,767,659.00	\$ 9,477,455.43	\$ 15,290,203.58



Financial Report 12 **Variations** **28 April 2026**

PROJECT / STAGE

Project: Aorangi Stadium Redevelopment
Phase:

VARIATIONS

No.	Description	CI Type	Contractor Claim	Rawlinsons Valued	Variance	Reason for Variance between Contractor Claim and Rawlinsons Valued	Financial Report	CI Status
17	VO2 - Defective welding repairs (NTE 031)	B	103,069.10	103,069.10	-	Agreed	103,069.10	Agreed
20	Specialist Sport Equipment	B	-	-	-		-	No Cost
24	Site inspection welds (cost incl CI#17)	B	-	-	-			No Cost
27	CWI credit from contract (V01)	C	(120,000.00)	(120,000.00)	-	Agreed	(120,000.00)	Agreed
32	VPR Portaloo Hire (Cost incl CI#33)	C	-	-	-			No Cost
33	Portaloo hire costs (V03)	B	2,606.95	2,606.95	-	Agreed	2,606.95	Agreed
34	Roof Material Change (V04)	B	-	-	-		77,033.99	Agreed
40	VPR Power and Data to Floorboxes between courts (Incl Prov Sum adjustment sports equip)	C	-	-	-			No Cost
42	Weld remedial works (cost incl CI#17/V02)	B	-	-	-		-	No Cost
45	VPR - Stormwater Bubble Up (being done by Paul Smith under Civil Works (Client Direct)	C	-	-	-			No Cost
51	NTE 038 - Existing building purlin observations (cost incl CI#61/V09)	B	-	-	-		-	No Cost
53	Waste and water to coffee/vending machine (V05)	B	5,049.25	5,049.25	-	Agreed	5,049.25	Agreed
55	Sports Equipment Provisional Sum adjustment (incl Prov Sums) (V07)	B	-	-	-		36,034.39	Agreed
61	Drill and install purlin bolts to GL13 and complete remedial works to GL2 welded purlins (V09)	C	4,414.34	4,414.34	-	Agreed	4,414.34	Agreed
64	Sports Equipment Provisional Sum adjustment (cost incl CI#55) (V07)	B	-	-	-			No Cost
66	NTE 053 Building consent provisional sum (V10)	B	5,389.03	5,389.03	-	Agreed	5,389.03	Agreed
71	NTE 058 Fire & emergency lighting remediates & sprinkler heads (V11 & V12)	B	11,454.83	11,454.83	-	Agreed	11,454.83	Agreed
74	VPR Function Room Dividing Wall	C	-	-	-			Declined
75	NTE 065 Manhole credit	B	(5,000.00)	(5,000.00)	-	Agreed	(5,000.00)	Agreed
76	V12 - Additional sprinklers	B	1,290.00	1,290.00	-	Agreed	1,290.00	Agreed
78	VPR for netting to cover exposed walls & building paper	C	-	-	-			VO'd
80	NTE 067 Hard landscaping price revalidation	B	-	-	-	Agreed	(6,204.53)	Agreed
85	Additional netball hoops	B	-	-	-	Agreed	8,720.00	Agreed

Note: Type A CI's are not shown (the latest CI will always be shown, however, regardless of Type)

End of issued Contract Instructions

OTHER ITEMS

86			-	-	-			
87			-	-	-			
88			-	-	-			
89			-	-	-			
End								
Total			\$ 8,273.50	\$ 8,273.50	0.00		\$ 123,857.35	

VARIATIONS - GROSS VALUATION TO DATE - To Summary \$ 8,273.50

\$ 123,857.35



Financial Report 12

Provisional Sums

28 April 2026

PROJECT / STAGE

Project: Aorangi Stadium Redevelopment

Phase:

PROVISIONAL SUMS

No.	Description	Contract Value	Status	Value Fixed to Date	Expended to Date	Variance to Original Sum	Comment
SP2 - Remaining Contract Works							
1	Building Consent Fees (Provisional Sum)	75,000.00	Open	80,389.03	-	5,389.03	Including within Trade value
2	External Hard Landscaping	251,427.66	Open	-	-	-	Including within Trade value
3	Sports Equipment (Provisional Sum)	688,222.29	Open	724,256.68	-	36,034.39	Including within Trade value

Total Provisional Sums	0.00	804,645.71	0.00	41,423.42
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Financial Report 12 **Direct Costs** **28 April 2026**

PROJECT / STAGE

Project: Aorangi Stadium Redevelopment

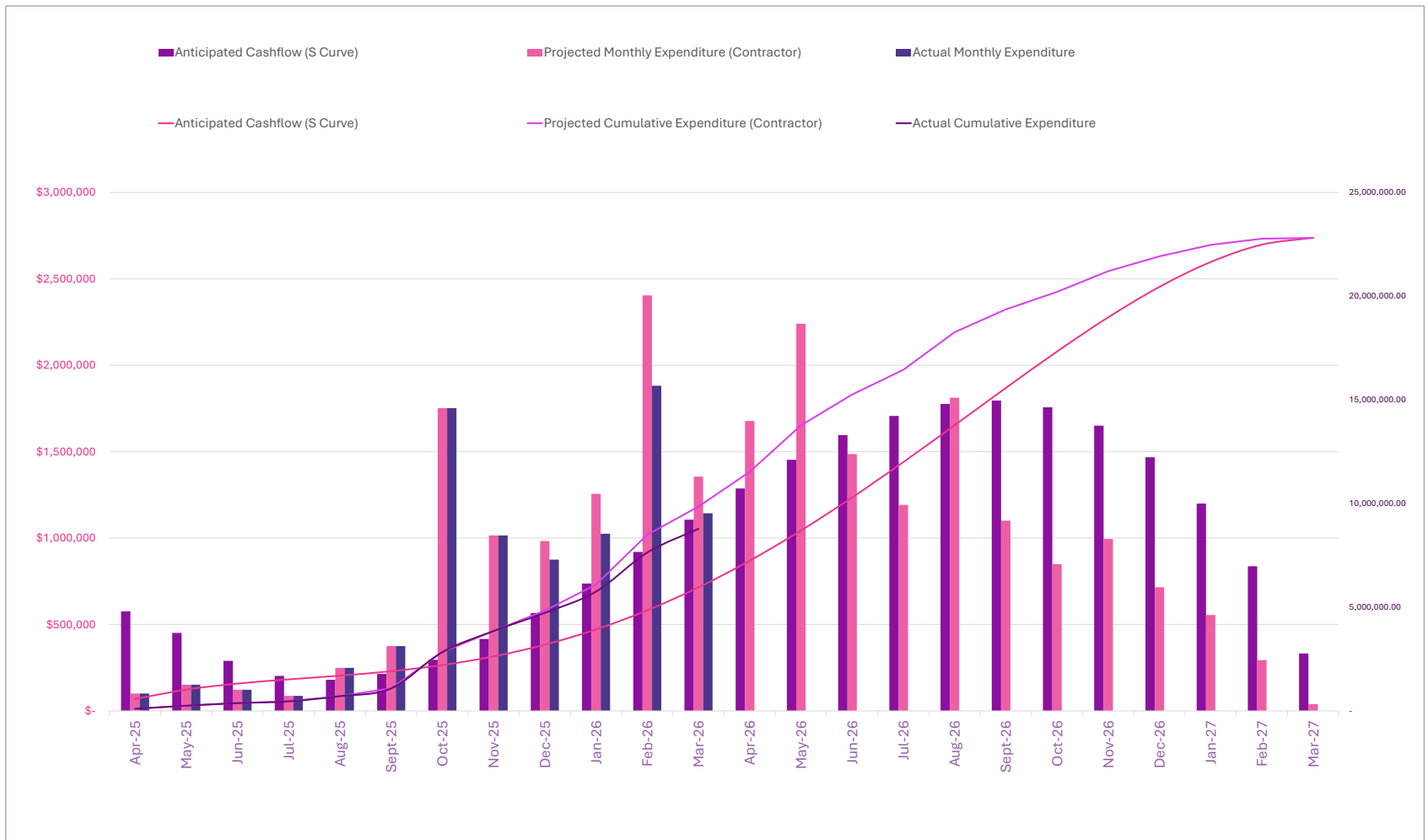
Phase:

DIRECT COSTS

No.	Description	Budget	Expended to Date	Remaining Budget	Variance to Original Budget	Comments / Notes
Professional Fees						
1	Project Management - TPA	333,000.00	227,947.04	105,052.96	-	Increased by \$100k - August report
2	Quantity Surveying - Rawlinsons	150,000.00	31,658.02	118,341.98	-	Reduced by \$100k - August report
	Subtotal Professional Fees	483,000.00	259,605.06	223,394.94	-	
Client Direct Costs						
		-	-	-	-	
3	Construction insurance	124,000.00	140,525.34	-	16,525.34	AON
3	Consents & Approvals (Incl Land and Legal)	50,000.00	4,334.79	45,665.21	-	
4	Hockey Rooms	50,000.00	21,740.43	28,259.57	-	Colin Shore
5	Roof Inspection	445.00	445.00	-	-	Menzies (inspection)
6	Internal Costs - TDC	220,000.00	42,281.76	177,718.24	-	Includes costs for Planner, Structex seismic and strengthening assessment & D Hooke
7	Civil Works	75,000.00	78,779.50	-	3,779.50	Fulton Hogan & Hydrovac Investigations
8	Drainage Works	194,555.00	150,042.80	44,512.20	-	Paul Smith
9	Drainage Works - Stormwater Bubble Up Concept, Paul Smith				45,883.46	Ref Quote 360
	Subtotal Client Direct Costs	590,000.00	297,624.28	296,155.22	66,188.30	
Total		\$ 1,197,000.00	\$ 697,754.68	\$ 519,550.16	\$ 66,188.30	
		Total Direct Costs \$	1,197,000.00			



Financial Report 12 **Cashflow - Analysis** **28 April 2026**



Progress Valuation Cost Report 12 R1 | 9

ATTACHMENT 3 : WALL SOFTENING OPTIONS

Option 1 - Existing design - exposed building paper to walls - leave as is



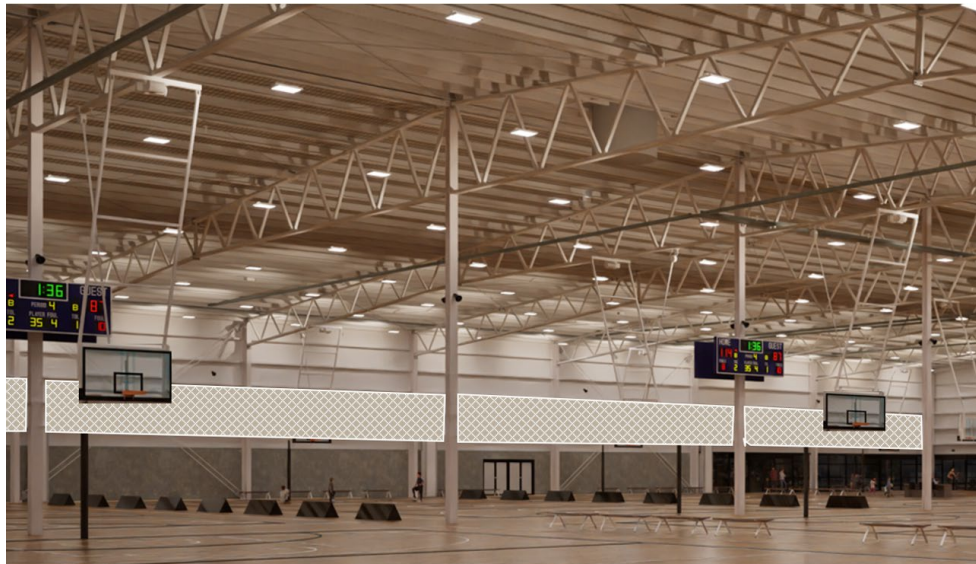
Option 2 - full height tensioned netting (approx 4.8m)

Cost estimate \$103,000 (including north wall existing stadium)



Option 3 - Partial tensioned netting (1.2m)

Cost estimate \$45,000 (including north wall existing stadium)



Option 4 - Plywood panelling (1.2m)

Cost estimate \$155,000 (including north wall existing stadium)



North wall existing stadium



Option 3 - partial tensioned netting.



ATTACHMENT 4 : PROGRESS PHOTOGRAPHS



Financial Report 12

Executive Summary

28 April 2026



Summary

The Aorangi Park Stadium Redevelopment Project in Timaru, is a design and build contract with Thompsons Engineering Limited. The project is underway on site. Contract due date for completion for SP1 is 9 January 2026 and for SP2 it has been revised to 19 April 2027 (EoT granted for weather delays).



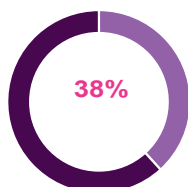
Discussion Points

- Movement:
Construction Variations:
VPR for folding wall to function suite removed as declined
VPR for netting removed as requested
CI#85 Additional Netball Hoops - interim figure of \$8,720 (final figure of \$13,296 to be included in next cost report)

	Budget	Current Report	- Previous Report	= Movement
Construction Contract Price [a]		22,694,337	22,694,337	-
Client Direct Costs [b]		1,073,000	1,073,000	-
Project Contingency [c]		1,000,322	1,000,322	-
Client Approved Budget		24,767,659	24,767,659	-
Construction and Direct Costs				
Construction and Direct Costs [a+b]		23,767,337	23,767,337	-
Variations & Risk Items				
Variance to Contract Price (Variations)		123,857	299,888	(176,031)
Risks & Opportunities		-	-	-
Variance to Direct Costs		66,188	66,188	-
Contingency				
Projected Remaining Contingency (81%)		810,276	634,246	176,031
Estimated Final Cost [d]		24,767,659	24,767,659	-
Projected Variance to Contract Price		-	-	-
Programme				
Valued to Date - Construction		8,779,701	8,779,701	-
Valued to Date - Direct Costs		697,755	697,755	-
Subtotal [e]		9,477,455	9,477,455	-
Estimated Cost to Complete [d-e]		15,290,204	15,290,204	-

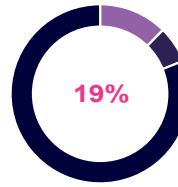
All values are NZD & exclude GST

Project Costs



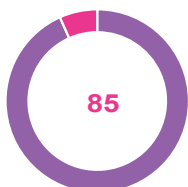
■ Valued to Date - Construction ■ Estimated Cost to Complete

Contingency Commitment Status



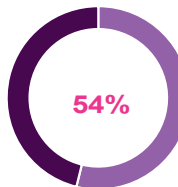
■ Contract Instructions (CI's): 12% ■ Anticipated CI's: 0%
■ Risks & Opportunities: 0% ■ Direct Costs: 7%
■ Remaining Contingency: 81%

CI's Issued



■ Type A (61) ■ Type B (16) ■ Type C (8) ■ Total (85)

Project Programme Status (Weeks)



■ Duration Expired (56) ■ Remaining Duration (48)

6 Consideration of Urgent Business Items

7 Consideration of Minor Nature Matters

8 Exclusion of the Public

Recommendation

That the public be excluded from—

- *(a)the whole of the proceedings of this meeting; or
- *(b)the following parts of the proceedings of this meeting, namely,—

9.1 Land Transport Procurement Update

The general subject of each matter to be considered while the public is excluded, the reason for passing this resolution in relation to each matter, and the specific grounds under section 48(1) of the Local Government Official Information and Meetings Act 1987 for the passing of this resolution are as follows:

General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Plain English Reason
9.1 - Land Transport Procurement Update	s7(2)(b)(ii) - The withholding of the information is necessary to protect information where the making available of the information would be likely unreasonably to prejudice the commercial position of the person who supplied or who is the subject of the information	To protect commercially sensitive information

*I also move that [\[name of person or persons\]](#) be permitted to remain at this meeting, after the public has been excluded, because of their knowledge of [\[specify\]](#). This knowledge, which will be of assistance in relation to the matter to be discussed, is relevant to that matter because [\[specify\]](#)

.

*Delete if inapplicable.

Note

[Section 48\(4\)](#) of the Local Government Official Information and Meetings Act 1987 provides as follows:

- “(4)Every resolution to exclude the public shall be put at a time when the meeting is open to the public, and the text of that resolution (or copies thereof)—
 - (a)shall be available to any member of the public who is present;
and
 - (b)shall form part of the minutes of the local authority.”

9 Public Excluded Reports

10 Readmittance of the Public